

Questionnaire (s78)

Householder Appeal

Appeal ref: P/2023/0278

Appeal by: MR DAVID DOUGLAS

Grid ref: 330609 351594

Site address: 3 RHOSREDYN, SOUTHSEA, WREXHAM

Postcode: LL11 6PR

When you have completed this questionnaire you must send a copy, with attachments, to the appellant/agent and to our case officer, **within 5 working days** of the 'starting date'. You can send it to us by e-mail. The start date and case officer's details and e-mail address are in our letter.

Do you agree that the Householder Appeals Service (HAS) written procedure is appropriate for this appeal? If your answer is no, please give your reasons below. _____ _____ _____		YES X ☐ NO ☐
1	Can the Inspector see the relevant parts of the appeal site from public land?	YES X ☐ NO ☐
2	Will the reasons for refusal/grounds of appeal require the Inspector to enter:	
a	the appeal site or property to judge the appeal proposal?	YES ☐ NO X ☐
b	a neighbour's land or property to judge the appeal proposal? If YES, who? _____	YES ☐ NO X ☐
3	a Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the Inspector visits the site?	YES ☐ NO X ☐
	b If YES, please describe them: _____	
4	Is the site within a Conservation Area?: If YES: Please ensure a plan of the Conservation Area is sent with your case file	YES ☐ NO X ☐
	Is the site within an area of Outstanding Natural Beauty? If YES: Please ensure details of the area are sent with your case file	YES ☐ NO X ☐

5	Would the proposed development affect the setting of a listed building? If YES, please ensure a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest is sent with your case file	YES ☐	NO x ☐
6	Did you give publicity, as required, for the site being within a conservation area or affecting a listed building?	YES ☐	NO x ☐
7	Is any part of the site subject to a Tree Preservation Order? If YES, please ensure a plan showing the extent of the Order and any relevant details is sent with your case file.	YES ☐	NO x ☐
	Is flooding an issue? If YES: Has a Flood Risk Assessment been submitted?	YES ☐	NO x ☐
8	a Are there any other appeals or matters relating to the same site still being considered by us or the Welsh Ministers? If YES, please give our reference numbers and if necessary send details with your case file. Refs: _____ b Are there any other appeals or matters adjacent or close to the site still being considered by us or the Welsh Ministers? If YES, please give our reference numbers and if necessary send details with your case file. Refs: _____	YES ☐	NO x ☐
9	Environmental Impact Assessment Schedule 2 a (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? (ii) If YES, under which description of development in Column 1? (ie Nos 1-13) _____ (iii) Is the applicable threshold/criteria in Column 2 exceeded/met? b Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town and Country planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please provide details and send with your case file: _____ Screening c (i) Have you issued a screening opinion (SO)? If YES, please send a copy of the SO that was placed on the planning register, and any other related correspondence with your case file (ii) If YES, did the SO state that the proposed development is EIA development as defined by the EIA Regulations? If you decided that the proposed development is not EIA development as defined by the EIA Regulations, please send brief reasons for your opinion With your case file		

Environmental Statement (ES)			
d	Has the appellant supplied an environmental statement?	YES ☐	NO x ☐
If YES, please supply any related correspondence from statutory consultees and others that you may have had about the adequacy of the environmental information contained in the ES, having regard to The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and Circular 11/99. Publicity e If applicable, please send a copy of the site notice and local advertisement published under Article 8 of the GDPO 1995, as required for EIA development with your case file.			
10	Copies of the following documents must, if appropriate, be sent with your case file ;	N/A	No of docs
a	a copy of the letter with which you notified people about the appeal;	x ☐	1
b	a list of the people you notified .	x ☐	1
11	Please review conditions a) and b) below and advise whether they are necessary and provide a list of any other conditions you regard as necessary and which meet the requirements of circular 35/95. You must also give reasons justifying them. a The development hereby permitted shall be begun before the expiration of five years from the date of this permission. If yes, please send reasons why you regard the condition necessary with your case file. b The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. If yes, please send reasons why you regard the condition necessary with your case file c Any other conditions you regard as necessary.		
		YES ☐	
		YES ☐ X	NO
		YES ☐ X	NO X
		YES ☐ X	

No surface water from any increase in the roof area of the building/or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

No facing or roofing materials shall be used other than materials matching those used on the existing building.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Please note the complete case file you send should include everything you considered when making the decision at application stage. As a minimum, the following documents must be included in the case file you send alongside the completed questionnaire.

- All representations received from interested parties about the original application including copies of notification letter and addresses notified.
- Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes. Please note - if officer recommendation is overturned by committee, minutes need to reflect the fact that members put a different slant/weight to the specific policy against which they judged the proposal.
- Relevant planning history, including the plans submitted with the application
- Extracts from any statutory local development plan policy (inc front page, title and date of approval/adoption and status)
- Extracts from relevant policies which have been saved by way of a direction (attach a copy of the direction and the accompanying letter from the Welsh Ministers.
- Extracts from any supplementary planning guidance that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached.
- A copy of any publicity given in relation to the site being within a conservation area or affecting a listed building.

Your reference:

I confirm that a copy of this questionnaire and any attachments have been sent to the appellant/agent today.

Name: SHARON WILLIAMS

On behalf of (LPA): WREXHAM CBC

Date:13/12/2023

Please tell us of any changes to the information you have given on this form.